

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	48 Nectar Road Botanic Ridge, 3977
---	------------------------------------

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$795,000 & \$865,000
---------------	-----------------------

### Median sale price

Median price	\$868,500	Property Type	HOUSE	Suburb	BOTANIC RIDGE
Period - From	02-Jan-2023	to	01-Jan-2024	Source	REA

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	6 Teak Street, Botanic Ridge	\$810,000	24-Jan-2024
2	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED
3	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold (NO CRITERIA PROVIDED).

This statement of information was prepared on 25-Jan-2024 at 4:06:58 PM EST